



Community Preservation Act Committee

Date: February 18, 2020

Time: 7:00pm-8:30pm

Location: Town Manager's Office Conference Room, 730 Mass Ave., Second Floor,
Town Hall, Arlington, MA 02476

Minutes

In Attendance: Eric Helmuth,
Eugene Benson,
Pam Heidell,
Leslie Mayer,
Charlie McCabe,
Richard Murray,
JoAnn Robinson,
Clarissa Rowe, and
Ann Woodward.

Not in Attendance: Julie Wayman

Also in Attendance: Jim Feeney (arrived late)

Chair Eric Helmuth opened the meeting at 7:00 pm.

1. The Committee reviewed the meeting minutes from January 30, 2020. Clarissa Rowe motioned to approve the minutes, Richard Murray seconded. All voted in favor, Leslie abstained.
2. The Committee considered current project applications following two nights of presentations. The goal is to make preliminary recommendations in advance of meeting with consulting bodies. The Committee will appear at the Select Board Monday night and present to the Finance Committee on Wednesday. Mr. Helmuth reviewed the CPA finances again.

The Arlington Historical Society has not made any changes to their application or budget for the Jason Russell House. Richard Murray moved approval, Leslie Mayer seconded. All voted in favor.

The Mystic River Watershed Association increased the project budget for the Wellington Park project by \$75K in order to get the bridge finished. Additional documentation was provided. Eugene Benson asked about ensuring the resiliency of the bridge during flooding events. The Committee discussed the ongoing analysis of the site, and noted the 500 year flood plain was shown on details. Mr. Benson proposed a condition on the vote. Clarissa Rowe talked about the changing state of climate science that makes it very challenging to make an accurate and specific recommendation as a contingency. Ann Woodward agreed. Pam Heidell moved approval, with Ann Woodward seconding. All voted in favor.

The Reservoir Phase II improvements budget was increased to \$587K as noted during Stacey Mulroy's presentation. The contingency was adjusted to 30% given the corresponding underestimate on Phase I. The Committee discussed the possibility of contributing additional funds to the project at this time given the high bids received for Phase I. The Committee also discussed the status of the funds contributed to date via capital and CPA, as well as the status of any grant funding. No grant funding has been secured to date, but grant sunset dates need to be considered. Following a question from Richard Murray, Eric Helmuth noted there is still some time to finalize the final grant amount, which can happen until Town Meeting votes.

Jim Feeney noted the design for Phase II is not completed and there is no recent or revised cost estimate, leaving some uncertainty. Leslie Mayer noted the transition at the department head level contributes to uncertainty between this request and the capital request. Eric Helmuth proposed to wait for the numbers going forward. Clarissa Rowe stated it was premature to consider additional funds. Eugene Benson and Leslie Mayer agree there needs to be clarification on the accounting before proceeding. Leslie Mayer and Jim Feeney will work on gathering additional information. JoAnn Robinson proposes supporting the project, without a vote on funds, pending clarification on request amount. JoAnn Robinson moved support of the project with Clarissa Rowe seconding. All voted in favor.

The applicants for the Old Burying Ground project increased the request to \$193,773 by raising the contingency. Clarissa Rowe moved approval, Richard Murray seconded. All voted in favor.

The applicants for the Open Space and Recreation Plan update are requesting an additional \$15,000 to increase the level of consultant support and more closely reflect current consultant expenses. Applicants agreed to return any excess funds. Clarissa moved approval, Leslie Mayer seconded. All voted in favor.

The applicants for the Archaeological Reconnaissance Survey maintained the same budget request. The Committee discussed possible conditions for this project. Clarissa Rowe moved approval, JoAnn Robinson seconded. All voted in favor.

The applicants for the Documentation of Historic Municipal Resources project have increased the budget from \$5,280 to \$35,200. The study has a per property cost, so the increase is substantial but JoAnn Robinson believes it is worth it given the increased number of properties. The Committee would like to consider conditions for the project. Ann Woodward moved approval, Eugene Benson seconded. All voted in favor.

The applicants for the Winfield Robbins Memorial Garden Project increased the contingency 5%, or \$3,625. The Committee believes this is a reasonable request. Eugene Benson moved approval, JoAnn Robinson seconded. All voted in favor.

The committee discussed the Minuteman Bikeway Planning Project. The Committee is not in agreement about whether to move this project forward. JoAnn Robinson would like a detailed budget. Ann Woodward noted this is more than what has been spent on other planning projects and suggested amending the concurrent sustainable transportation planning process. The Committee noted that the applicant looked at comparable communities but would like them to follow-up and get specific details on their plans. Leslie Mayer would like to see a detailed scope for the project. Clarissa Rowe will follow-up with Jenny Raitt, Director of Planning and Community Development. She would like to know the hours planned for the project and the rates. The Committee will wait to vote on this application until the next meeting.

The Committee discussed housing applications for the next CPA funding round. Most were in favor of setting aside additional funding for housing, and hope to receive applications next year. However, Housing Corporation of Arlington may be at capacity with their projects, and it is challenging for the Housing Authority to create housing. The Committee discussed how doing a dedicated reserve might restrict their future flexibility and management of reserve funds. Eugene Benson hopes setting aside additional funds would entice others to come to Arlington to do business. Ann Woodward and Clarissa Rowe proposed meeting with developers proactively to determine their needs, such as Community Builders. Ann Woodward an experienced local, non-profit such as Homeowners Rehab, Inc. out of Cambridge, could be successful. The Committee will consider reserving additional funds at the next meeting.

3. Eugene Benson moved to adjourn, Leslie Mayer seconded. Meeting adjourned 8:30 pm.